



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: General@ch.morgan-hill.ca.gov

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**JUNE 5, 2008**

**PRESENT:** Hart, Hinkle, Martin, Maxey, Monti  
**ABSENT:** None  
**LATE:** None  
**STAFF:** Senior Planner (SP) Linder, Assistant Planner

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### MINUTES:

#### MAY 1, 2008:

**BOARD MEMBERS MAXEY/MONTI MOTIONED TO APPROVE THE MINUTES OF THE MAY 1, 2008 MEETING**

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES:** HART, HINKLE, MARTIN, MAXEY, MONTI  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

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**SUBCOMMITTEE:**

- 1) **SC-08-06: JARVIS – SOUTH VALLEY DEVELOPERS**
- 2) **SC-08-05: CONCORD-SPECIALIZED**

**NO COMMENTS WERE RECEIVED**

**PUBLIC HEARING:**

- 1) **SELECTION OF CHAIR AND VICE-CHAIR:**

**BY CONSENSUS OF THE BOARD, VICE-CHAIR MAXEY WILL SERVE AS CHAIR AND BOARD MEMBER HINKLE WILL SERVE AS VICE-CHAIR**

**BOARD MEMBER MARTIN STEPPED DOWN**

- 2) **SITE REVIEW AMENDMENT, SRA-06-11: W. EDMUNDSON-CITY OF MH/BMX SKATEPARK:** Request for site approval for a redesigned BMX and Skate Park with an expansion of the Community Recreation Center's parking lot located next to Community Park just north of the Community Recreation Center.

**BOARD MEMBERS MONTE/HINKLE MOTIONED TO APPROVE THE RESOLUTION AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

<b>AYES:</b>	<b>HART, HINKLE, MAXEY, MONTI</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>MARTIN</b>

**BOARD MEMBER MARTIN RETURNED TO HIS SEAT. BOARD MEMBER MONTI STEPPED DOWN**

- 3) **SITE REVIEW, SR-08-03: MONTEREY-CREEKSIDE PLAZA:** A request for architectural and landscape plan review for façade improvements to the Creekside Plaza Shopping Center located at 16105 Monterey Rd.

**BOARD MEMBERS HINKLE/HART MOTIONED TO APPROVE THE RESOLUTION WITH THE ELIMINATION OF CONDITION XIII A. VTA BUS PAD REQUIREMENT.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

<b>AYES:</b>	<b>HART, HINKLE, MARTIN, MAXEY,</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>MONTI</b>

**BOARD MEMBER MONTI RETURNED TO HIS SEAT**

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- 4) **SITE REVIEW, SR-08-04: VINEYARD-BETH-EL BAPTIST CHURCH:** A request for site, architectural and landscape plan review for a new proposed 10,081 sq. ft. church. The project site is approximately 1.44 acres located at 240 Vineyard Ct. in a Light Industrial (ML) zoning district.

**BOARD MEMBERS HINKLE/HART MOTIONED TO APPROVE THE RESOLUTION SUBJECT TO THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. If feasible, reverse the direction of the handicap parking to allow for better site circulation.
2. Eliminate a minimum of 2/3 of the proposed Mexican Feather grass and substitute *Juncus Patens*, *Carex Buschanani*, or *Festuca Glauca*.
3. In-lieu of the live oaks within the perimeter planters on the south and south west boundaries and any other planter with limited space, use either *Pyrus Kawakamii*, *Dodonaea Viscosa*, *Pittosporum Eugenioides*, or *Podocarpus Gracilior*.

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES:** HART, HINKLE, MARTIN, MAXEY, MONTI  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

- 5) **SITE REVIEW, SR-08-05: CONCORD-NORTHERN CALIFORNIA CEMENT MASON:** A request for approval of site and landscape improvements proposed at 15825 Concord Cir. The building is zoned Planned Unit Development allowing for Light Industrial uses.

**BOARD MEMBERS MARTIN/MONTI MOTIONED TO APPROVE THE RESOLUTION AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES:** HART, HINKLE, MARTIN, MAXEY, MONTI  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

- 6) **HOLIDAY SCHEDULE:** Possible cancellation of July 3<sup>rd</sup> meeting or August meeting

**BY CONSENSUS OF THE BOARD, THE JULY 3<sup>RD</sup> MEETING WILL BE CANCELED.**

**ANNOUNCEMENTS:** NONE

**ADJOURNMENT:** Board member Martin adjourned the meeting at 8:45 p.m.

**MINUTES PREPARED BY:** \_\_\_\_\_  
**Terry Linder, Meeting Coordinator**